

1 PARCEL OF LAND REMAINING



AGRICULTURAL LAND FOR SALE

Larchwood Fields, Pillar Box Ln, Seal Chart, Sevenoaks, TN15 0EY

1.6 Ha (4.09 acres)

bracketts^{est. 1828}

EXECUTIVE SUMMARY

AGRICULTURAL LAND

Parcel 1: 1.3 Ha (3.26 acres)

Parcel 2 : Now UNDER OFFER

DESCRIPTION

The subject property comprises agricultural land forming part of Larchwood Fields, situated in a rural location to the north-east of Sevenoaks town centre, within the Kent countryside.

LOCATION

The land is accessed via Pillar Box Lane (also Crown Point Lane and The Brooms Lane), Maidstone Road (A25) and lies within an established agricultural setting characterised by open fields, hedgerow boundaries, and sporadic farmsteads.



DESCRIPTION

A parcel of agricultural land forming part of Larchwood Fields.

Parcel 1: 1.3 Ha (3.26 acres)

Parcel 2 : Under Offer

All areas are approximate and verification recommended.

PLANNING

The parcel comprises greenfield pasture land and is understood to fall within the Metropolitan Green Belt, where planning policy seeks to preserve openness and restrict development. As such, the land is considered suitable primarily for agricultural, equestrian, and amenity uses, subject to the necessary consents.

LEGAL TENURE

Land Registry compliant plan clearly identifying the extent of the parcel is awaited.

QUOTING PRICE

Parcel 1: 3.26 acres
£200,000

We are informed VAT will not be levied on the sale of the land.

METHOD OF SALE

Offers for the Freehold of the site with Vacant Possession are invited.

All offers will need to specify:

- Purchase price
- Payment profile
- Timescales for exchange and completion
- Any conditionality
- Proof of funds in the sum of the offered purchase price

Please note that the Vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or alter the method of sale at any time.

LEGAL COSTS

The purchaser to provide the Vendor with a legal and professional cost undertaking, in the event they withdraw from the transaction following the agreement of the Memorandum of Sale.

LOCAL AUTHORITY

Sevenoaks Borough Council

FURTHER INFORMATION & VIEWINGS

Viewing strictly by appointment through sole selling agent **Bracketts LLP**

Joshua O'Brien
joshua.obrien@bracketts.co.uk

Dominic Tomlinson
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Subject to contract and proof of funds

Important Notice - Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



Plot 1

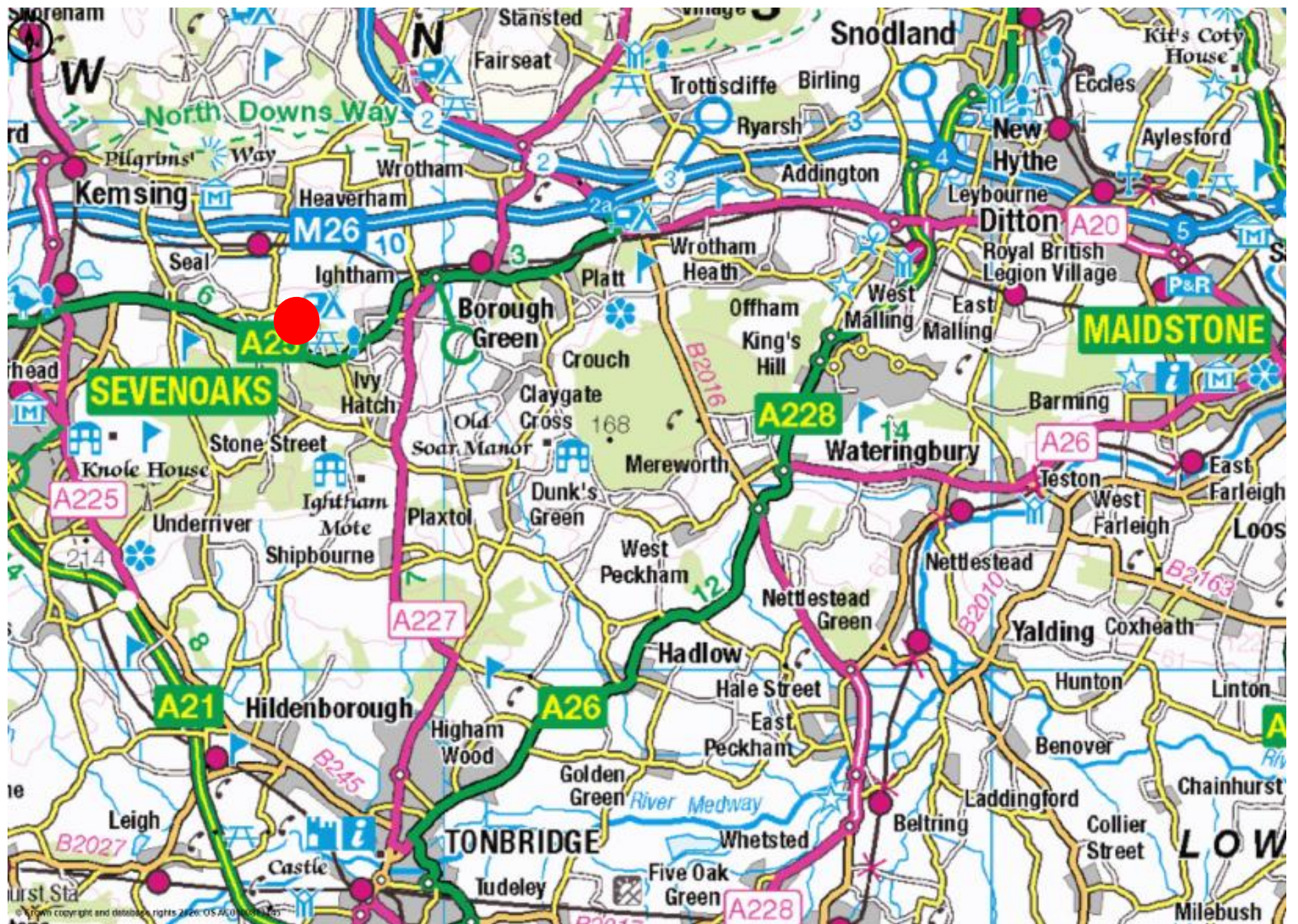
Red line illustrations for indicative purposes only



Plot 2 - UNDER
OFFER

Plot 1

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